

HWY 198 Frontage Lots | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
www.mdgre.com

**GRAHAM** | & ASSOCIATES

Matt Graham  
Lic# 01804235  
www.mdgre.com

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** Highway 198 and N Neeley St | Visalia, CA

**Legal:** 081-170-032 - 1.76 +/- Acres  
081-170-033 - 1.3 +/- Acres

**Total Land:** 3.06 +/- Acres

**Zoning** Business Research Park

**Sales Price** Call For Pricing

### Additional Comments:

Incredible Highway 198 exposure from these Highway 198 frontage vacant lots. Near a lot of new development. Easy access to Highway 198 via N Plaza Drive and close proximity to the Visalia Industrial Park. Highway 198 is one of Visalia's main thoroughfares - also known as the Gateway to the Sequoias. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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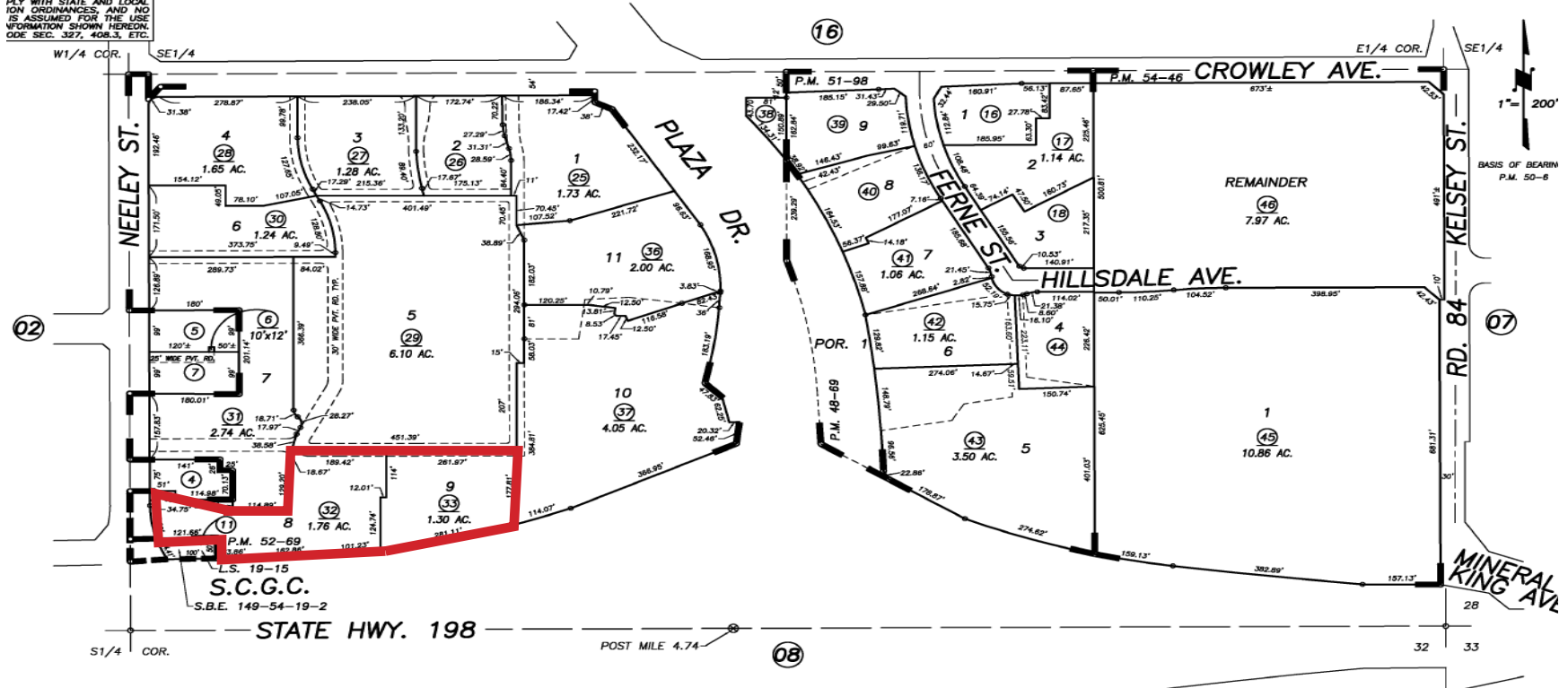
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TAX MAP

S1/2 OF SE1/4 OF SEC. 29, T.18S., R.24E., M.D.B.&M.

Tax Area Codes 081-17  
006-006

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL ASSESSMENT PURPOSES ONLY. PARCELS SHOWN HEREON MAY VARY FROM THE ACTUAL PARCELS SHOWN ON THE GROUND. THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES. SEE CALIF. CIVIL CODE SECTION 327, 408.3, ETC.



RECORD OF SURVEY, L.S. 19-15  
 PARCEL MAP NO. 4764, P.M. 48-69  
 PARCEL MAP NO. 5091, P.M. 51-98  
 PARCEL MAP NO. 5162, P.M. 52-69  
 PARCEL MAP NO. 5338, P.M. 54-46

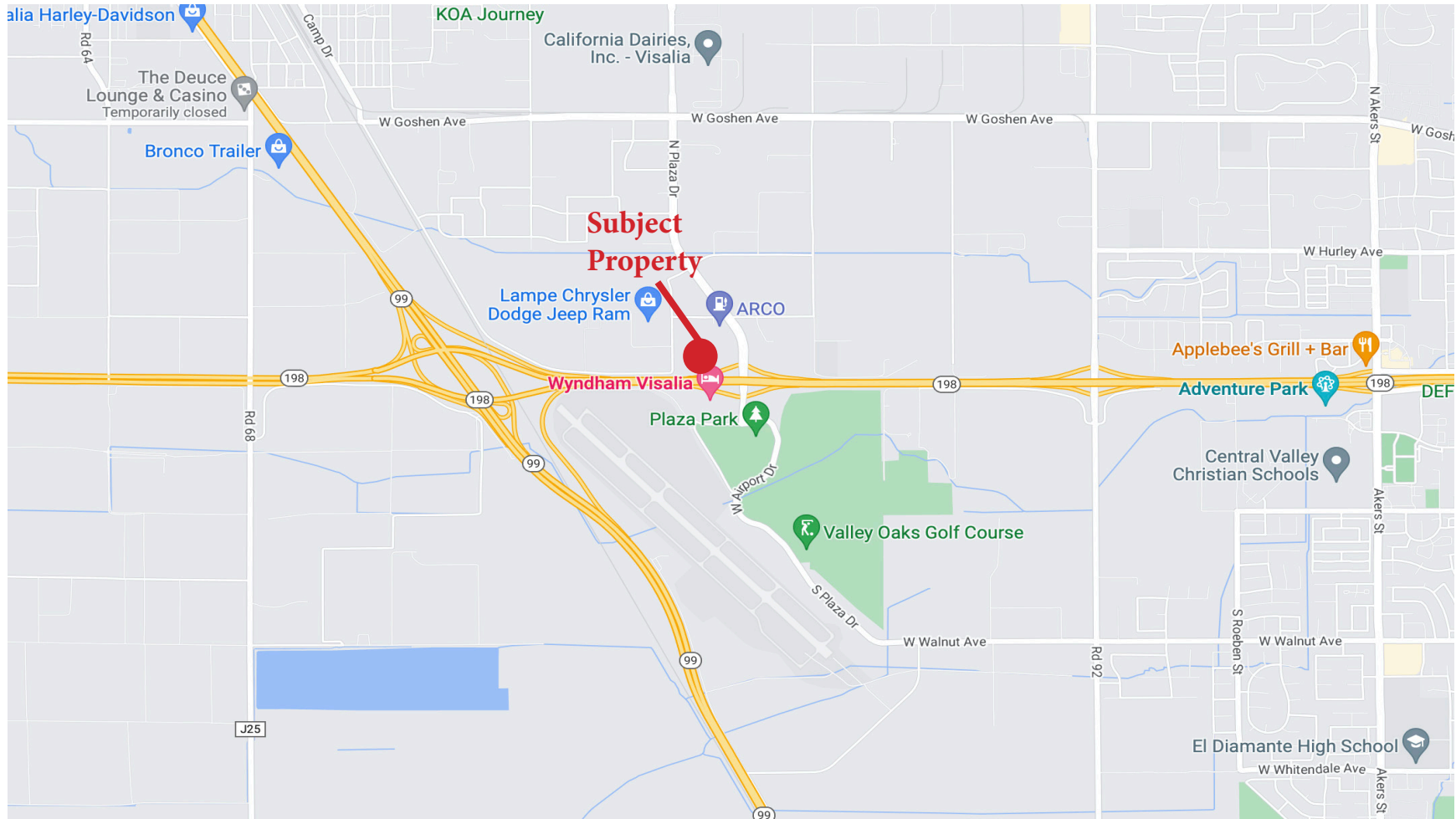
CITY OF VISALIA  
 ASSESSOR'S MAPS BK. 081, PG. 17  
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles ① 123

2021-0077855	12/06/2021	WAC
REVISION	DATE	TECH

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## LOCATION MAP



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## PROPERTY LAYOUT



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